



## **Town of Moultonborough Planning Board**

### **Notice of Decision**

#### **Site Plan Review Permit**

#### **Christopher & Christina Savage/Tax Map 44, Lot # 32 For Micro-Distillery at 1088 Whittier Highway**

**May 20, 2013**

**Applicant:** Christopher & Christina Savage  
PO Box 340  
Moultonborough, NH 03254  
**Location:** Tax Map 44, Lot # 32 1088 Whittier Highway

On 12/12/12 the Planning Board of the Town of Moultonborough opened a public hearing on the application of **Christopher & Christina Savage** (hereinafter referred to as the “Applicant” and/or “Owner”) to allow construction of a Micro-Distillery with retail showroom, office space or apartment in the Commercial C Village Zoning District.

The public hearing was closed on 12/12/12. At the regularly scheduled Planning Board meeting on 12/12/12 the Board voted unanimously to Grant the request for a Site Plan Review Permit with waivers from Section 10 (A)(3) of the Site Plan Regulations in reference to establishing USGS bench mark, Town approved datum, and submission of sign design to the Planning Board subject to the following conditions:

1. Adequate fire suppression (if required by Fire Chief) or documentation from Fire Chief if not necessary.
2. Receipt of NH DES approvals for amended septic.
3. Receipt of approved NH DOT amended driveway permit,
4. The final plan be submitted to the Office of Development Services in electronic format to include both a pdf and an approved cadd file format, and reserve the right to amend.
5. The applicant shall stripe the entrance and exit to the lot as shown in the diagram presented to NH DOT and that it be depicted on the plan as well.

#### **1. Conformance with Plan**

Work shall conform to the final plans submitted to the Office of Development Services and signed by the Planning Board Chair. The plan set consists of 1 sheet with a driveway construction and striping detail sketch.

#### **2. Amendments**

Any modification to the original approved plans created by Gerard Surveying, titled “Site Plan of Land of Christopher Savage & Christina Savage, etc. and dated 20 November 2012 and as

revised for this approval on or about May 2013, and any modification of any condition of this approval, together with previous approvals unless otherwise specified in this decision, must receive the prior approval of the Planning Board, unless deemed insignificant by the Town Planner. In such case the applicant shall submit to the Planner the requested changes for Board approval. The applicant will not proceed unless the Planner first provides written approval of the requested insignificant changes.

**3. Endorsement of Plan**

Following the vote of approval by the Planning Board, and the statutory thirty (30) day appeal period in accordance with RSA 677:15, the Planning Board Chairman shall sign the approved site plan, subject to conditions of this approval, which shall be recorded at Town Hall.

**4. Site Plan Regulations**

The Site shall be constructed in accordance with the requirements of the Site Plan Regulations and any other applicable rules and regulations as affected by this decision.

**5. Transfer of Ownership**

The terms, conditions, restrictions and/or requirements of this decision shall be binding on any new owner and its successors and/or assigns.

**6. Progress Reports**

Upon the request, the owner shall submit reports of the progress of the site's completion within five (5) business days.

**7. Construction Practices**

All construction shall be carried out in accordance with Town of Moultonborough ordinances and the Site Plan Regulations, as well as all other pertinent rules and regulations. Additionally, all staging of materials and equipment shall be on-site, and no equipment or materials not directly used in the construction of the site shall be located on site.

**8. Construction Requirements**

- a. All construction shall occur on site; no construction shall occur or be staged within Town rights of way.
- b. Any roadways, driveways, or sidewalks damaged during construction shall be restored to their original condition by the Owner prior to the issuance of a Certificate of Occupancy for the site.
- c. All construction shall occur between the hours of 6:00 am and 9:00 pm as required by the Town of Moultonborough Unnecessary Noise Ordinance (Section 10.2(6)).
- d. The applicant shall clean construction vehicles before they exit the construction site, and clean and sweep all streets affected by their construction truck traffic as necessary.

**9. Fire Department**

All work shall comply with the requirements of the Moultonborough Fire Department as affected by this decision.

**10. Code Enforcement Officer**

All work shall comply with the requirements of the office of Development Services as affected by this decision, and shall at a minimum, include the Building Code, Zoning Ordinance, Site Review Regulations, Noise Ordinance, etc.

**11. Utilities**

Any utility installation shall be reviewed and approved by the Code Enforcement Officer prior to the issuance of a Building Permit.

**12. Lighting**

All lighting shall be in conformance with the Town of Moultonborough Zoning Ordinance and Site Plan Regulations.

**13. Signage**

Any proposed signage shall be in compliance with the Town of Moultonborough Zoning Ordinance, Article 5, and shall be reviewed and approved by the Code Enforcement Officer prior to the issuance of the Certificate of Occupancy for the site.

**14. Testimony and Representation at Public Meetings**

All testimony and representations made by the applicant or their representatives during the Public Hearing(s) and Public Meeting(s) shall be incorporated into this approval and part of this Notice of Decision.

**15. Right to Amend Decision**

The Planning Board reserves the right to modify or amend this approval on application of the owner, lessee, or mortgagee of the premises, or upon its own motion, as permitted by the Town of Moultonborough Site Plan Regulations, Section 6, and RSA 676:4.

**16. Violations**

Violations of any condition of this decision shall result in placement of a Stop-Work Order or a Cease and Desist Order, as appropriate, on the property by the Code Enforcement Officer and/or the Town Planner, unless the violation of such condition is cured within fourteen (14) days, or waived by a majority vote of the Planning Board. Outstanding violations of the approved plans or conditions of approval may result in the revocation of this approval by the Planning Board.

This decision shall not take effect until thirty (30) days have elapsed and no appeal has been filed or that if such appeal has been filed, and it has been dismissed or denied, it is recorded in Moultonborough Town Hall, in accordance with RSA 677:15.

  
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Thomas A. Howard  
Chairman, Planning Board

Date 5-22-2013